

# **EBDI – PART 1 (LAND & BUILDINGS)**

# EBDI Master Site Location



## East Baltimore 2000

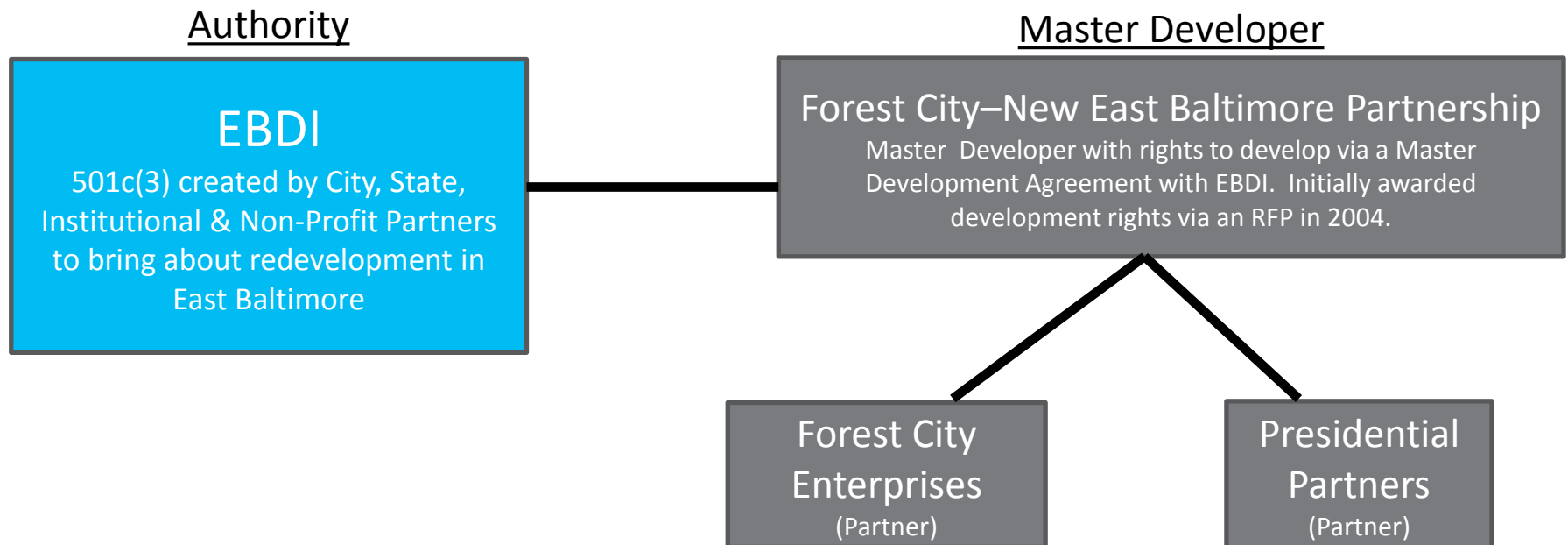
- Over 1,400 vacant and abandoned properties
- Less than half of working age adults had jobs
- Incidence of childhood lead poisoning among the highest in Baltimore
- Homicide rate nearly four times that of the City



Year 2000	EBDI	City
Vacancy Rate	70%	14%
Poverty Rate	43%	19%
Median HH Income	\$15,493	\$30,080

# EBDI Initiative Project Partners

- **EBDI**
  - Authority Vested by City/State to Oversee Redevelopment and Private Developer(s)
- **Forest City-New East Baltimore Partnership**
  - Master Developer
- **Baltimore City & State of Maryland**
- **Johns Hopkins**
- **Annie E. Casey Foundation**
- **The East Baltimore Community**



# EBDI – By the Numbers

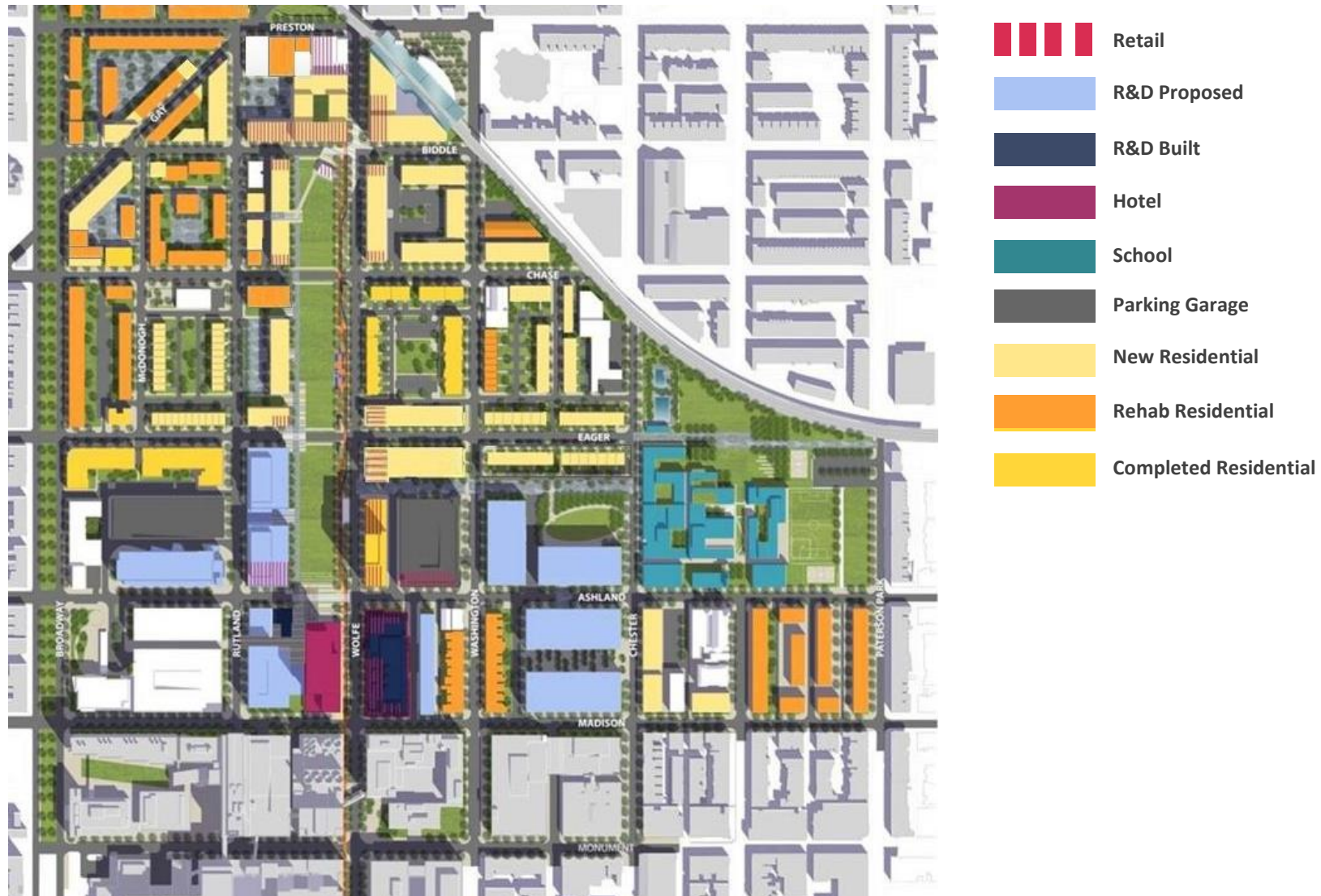
Timeline:	2001 Concept Born
	2003 EBDI Created
	2004 Forest City Selected as Master Developer
	2006 Construction Began
Land Area:	100 Acres
Acquisition:	2,000 parcels and 650 ground rents
Relocation:	732 households and 24 businesses
Demolition:	1,650 structures

## At Completion, Approximately

- Commercial: 1.50M SF (516K SF built/under construction)
- Housing: 2,000 Mixed Income Units (581 built)
- Retail: 130K SF\* (38K SF built) \*Does not include potential grocery store
- Education: K-8 Public School, 540 Students (opened January 2014)
- Parking: TBD (1,490 structured parking garage spaces built)

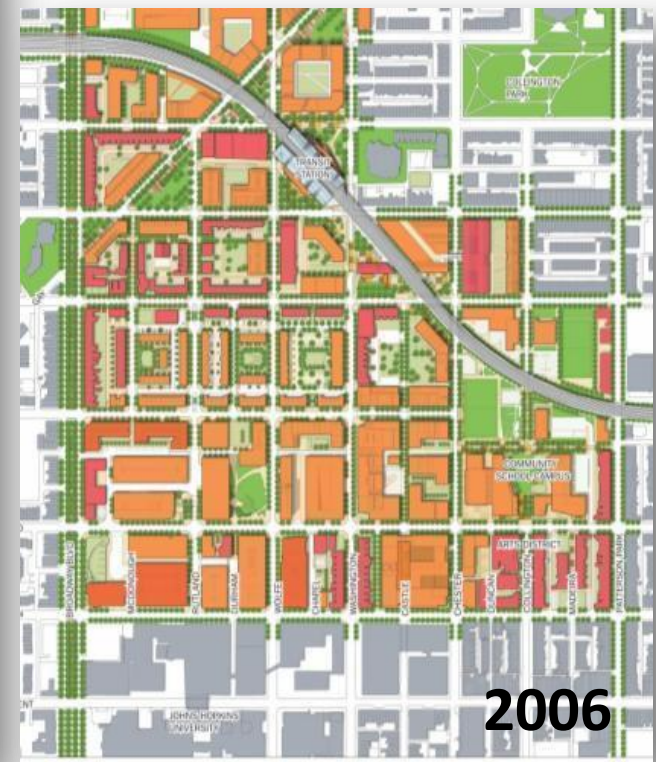
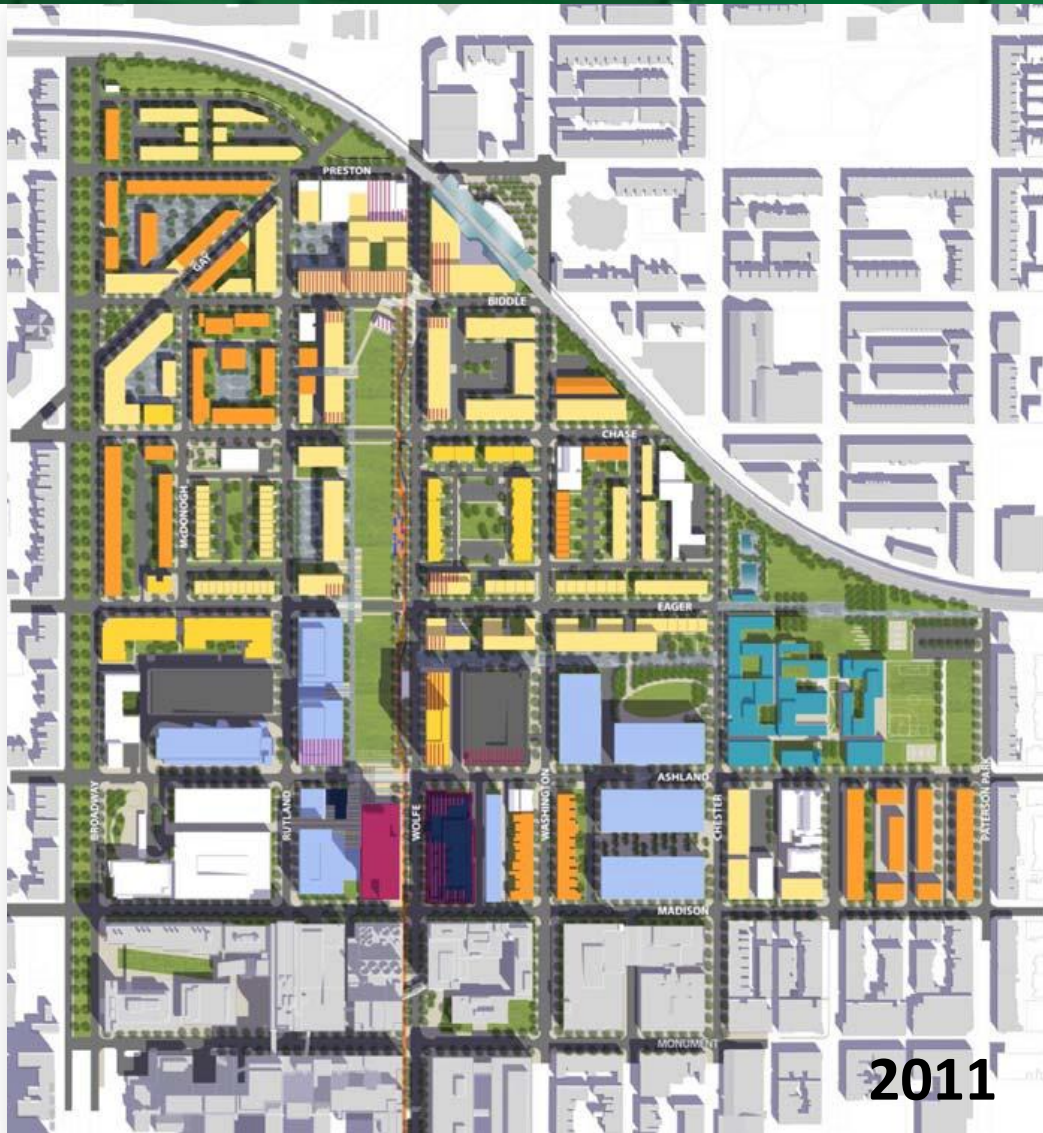


# EAST BALTIMORE MASTER PLAN





# Master Plan – An Evolution







- Retail
- R&D Proposed
- R&D Built
- Hotel
- School
- Parking Garage
- New Residential
- Rehab Residential
- Completed Residential





# Rangos Building Life Science Building



- 281,000 gross square feet
- Opened 2008
- Amenities: State-of-the-art facilities including chemistry and biology labs. Access to Johns Hopkins Medical Core Services.
- Tenants Include: Johns Hopkins, Siemens, Lieber Institute for Brain Development, Sobran
- \$100 million private investment



# MD Department of Health & Mental Hygiene's Maryland Public Health Lab



- 235,000 gross square feet
- Opening Summer 2014
- Build-to-Suit for the Maryland Department of Health and Mental Hygiene





# Affordable & Senior Housing

Parkview at Ashland Terrace  
74 Mixed-Income Units for Seniors



Ashland Commons  
78 Mixed-Income Unit Rentals



Chapel Green Apartments  
63 Mixed Income  
Apartments and Townhomes



- One-Third (1/3) of total housing units mandated to be affordable.
- Affordable defined as 50%AMI for rental and/or 80% AMI for for-sale.



# 929 Graduate Student Housing Residential Building



- 574 beds, 321 room residential building; 20 stories
- 8,300 square feet retail
- Opened 2012
- Amenities include community rooms, balconies, fitness room
- \$60 million private investment



# Eager Park -- Overview



- 6 Acre Park
- Programmed activities to include concerts & farmers markets
- Amenities: amphitheater, pavilion, playing fields, etc.
- Opening 2015





**Not Named Yet**

44 New Townhomes  
Ryland Homes



**Townhomes at Rutland**  
55 New Townhomes  
Windemere



**Eager Park West**  
20 Historic Rehabs  
Tonkens/Harrison



# House for House and Home Repair Program



40 historic row homes renovated for home-owners

## **EBDI - PART 2 (PEOPLE)**



























# Community Benefit– Equity Wealth Creation

	EBDI Phase 1 Homeowners (n = 92)	EBDI Phase 2 Homeowners (n = 100)	EBDI Home Repair Homeowners (n = 20)	Total
Average Equity in Original Home	\$31,703	\$43,400		
Average Equity in New Home	\$116,207	\$166,022		
Average Home Repair Grant			\$141,307	
Average Increase in Equity Wealth	\$84,504	\$122,622		
Average Increase in Equity Wealth	266.55%	282.54%		
Net Equity Wealth Created	\$ 10,691,537	\$ 16,602,199	\$ 2,826,134	\$ 30,119,870
Notes:	1. Includes renters who became owners			
	2. EBDI Phase 2 Includes House for House program homeowners (n=19)			

# Community Benefit – Endowment for Future Support



- 929 N Wolfe Street Graduate Student Housing
- EBDI Owned
- \$250 Million Future Cash Flow split between JHU and EBDI to be used for Community Benefit



# Community Benefit - Economic Inclusion

- A core value of EBDI is to ensure that the traditional residents and businesses of East Baltimore participate in the economic upside of the project:
  - EBDI Relocation Program created \$30 million in equity wealth among 212 relocated homeowners.
  - EBDI Workforce Pipeline placed 383 greater East Baltimore residents in jobs averaging \$12.52/hr over the last 5 years
  - EBDI construction projects have employed 713 minority Baltimore City residents to date.
  - Baltimore City minority owned businesses received over \$67 million in contracts on EBDI construction projects to-date.

# Community Benefit – Public Health



- New demolition protocol has reduced the amount and dispersion of lead dust to the point that it is undetectable by federal standards.
- Adopted by the Cities in Maryland, Maine, Michigan and California.

# Community Benefit – Neighborhood Schools and Early Learning



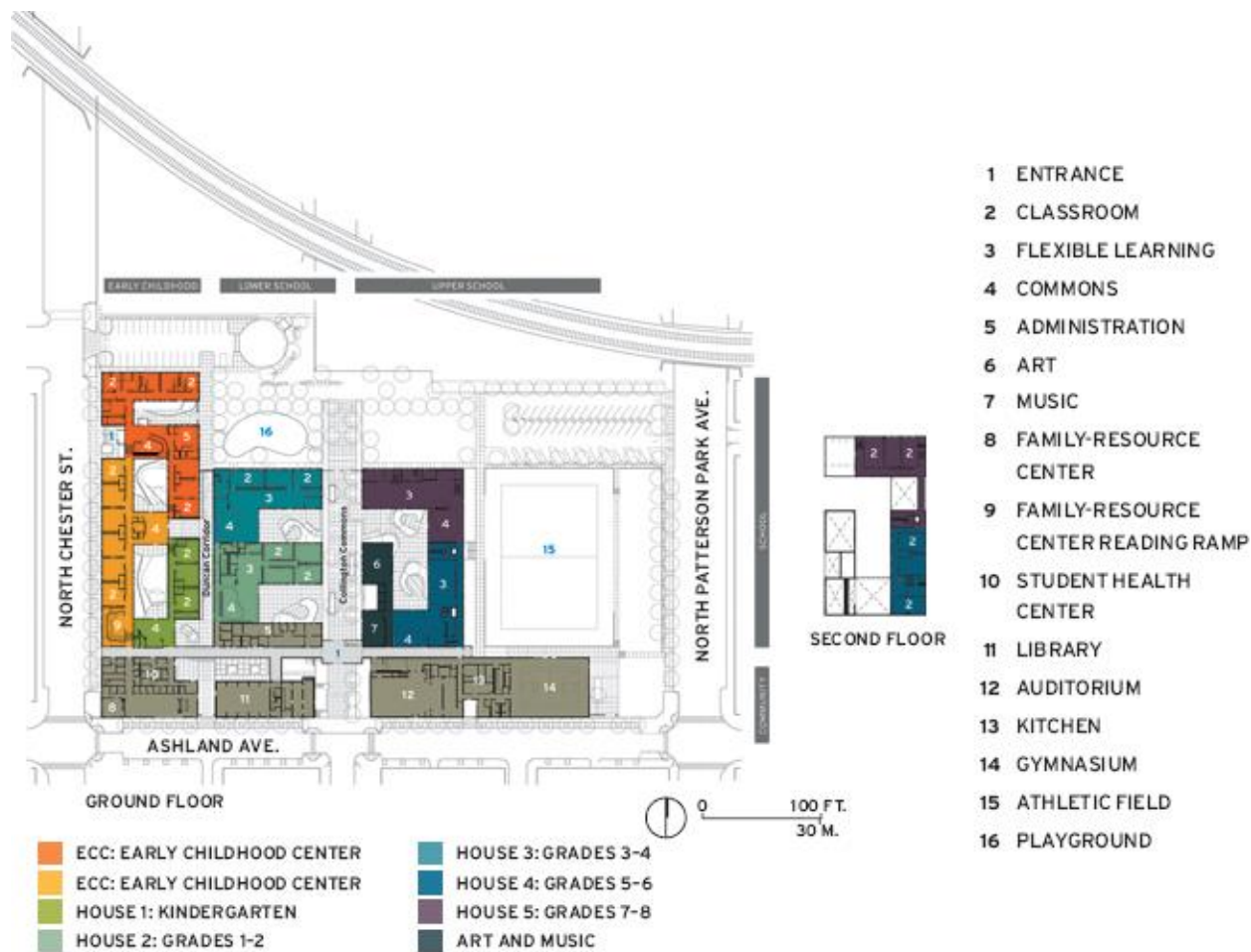
































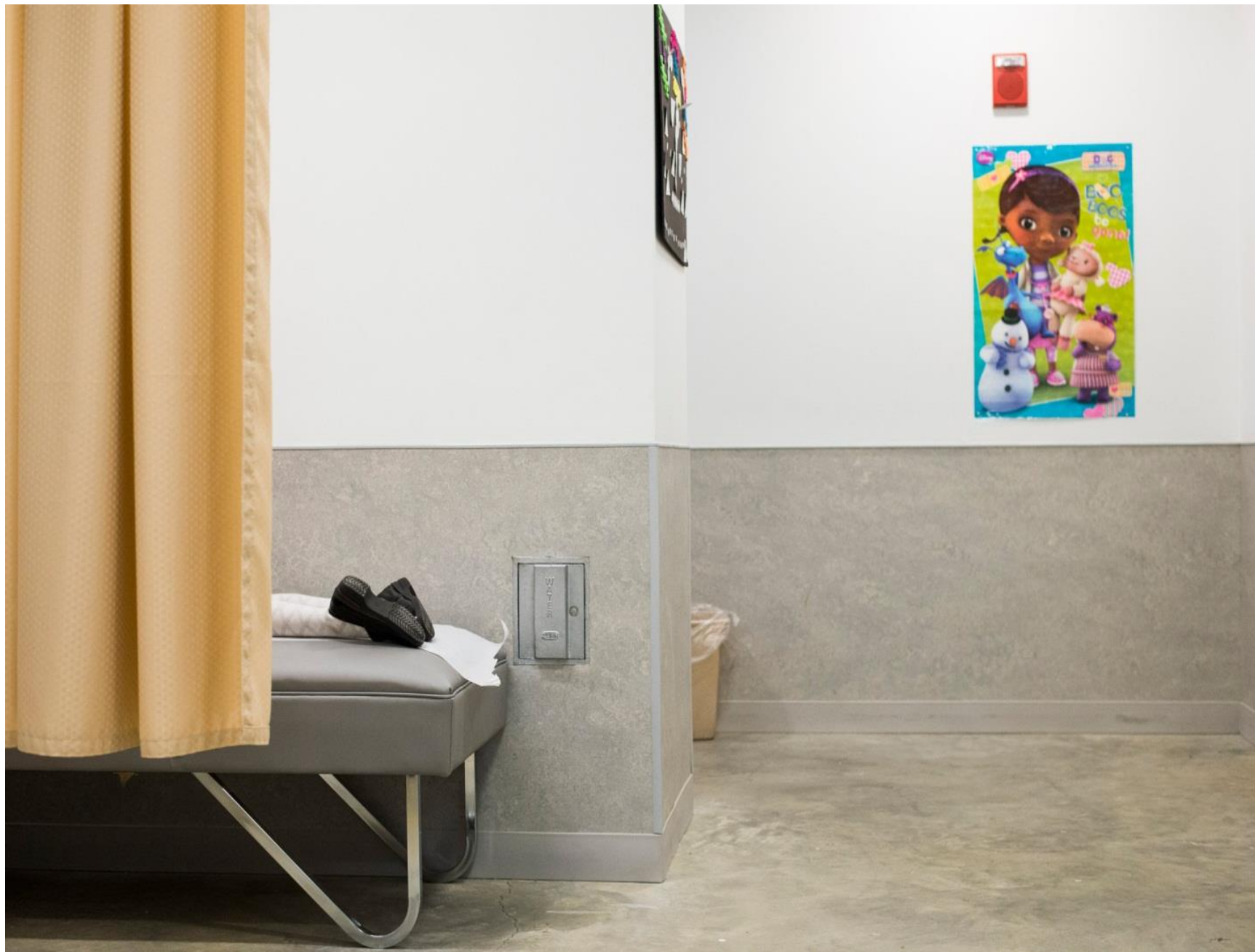




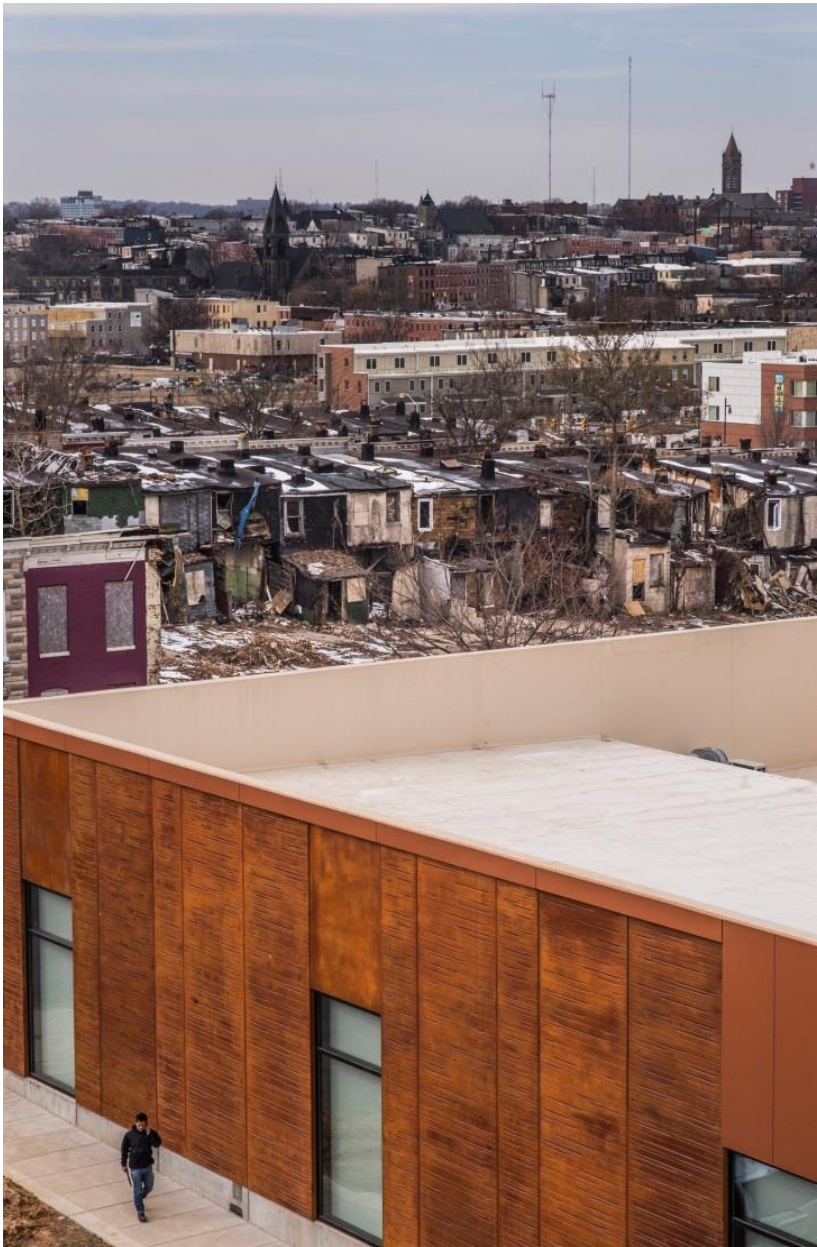


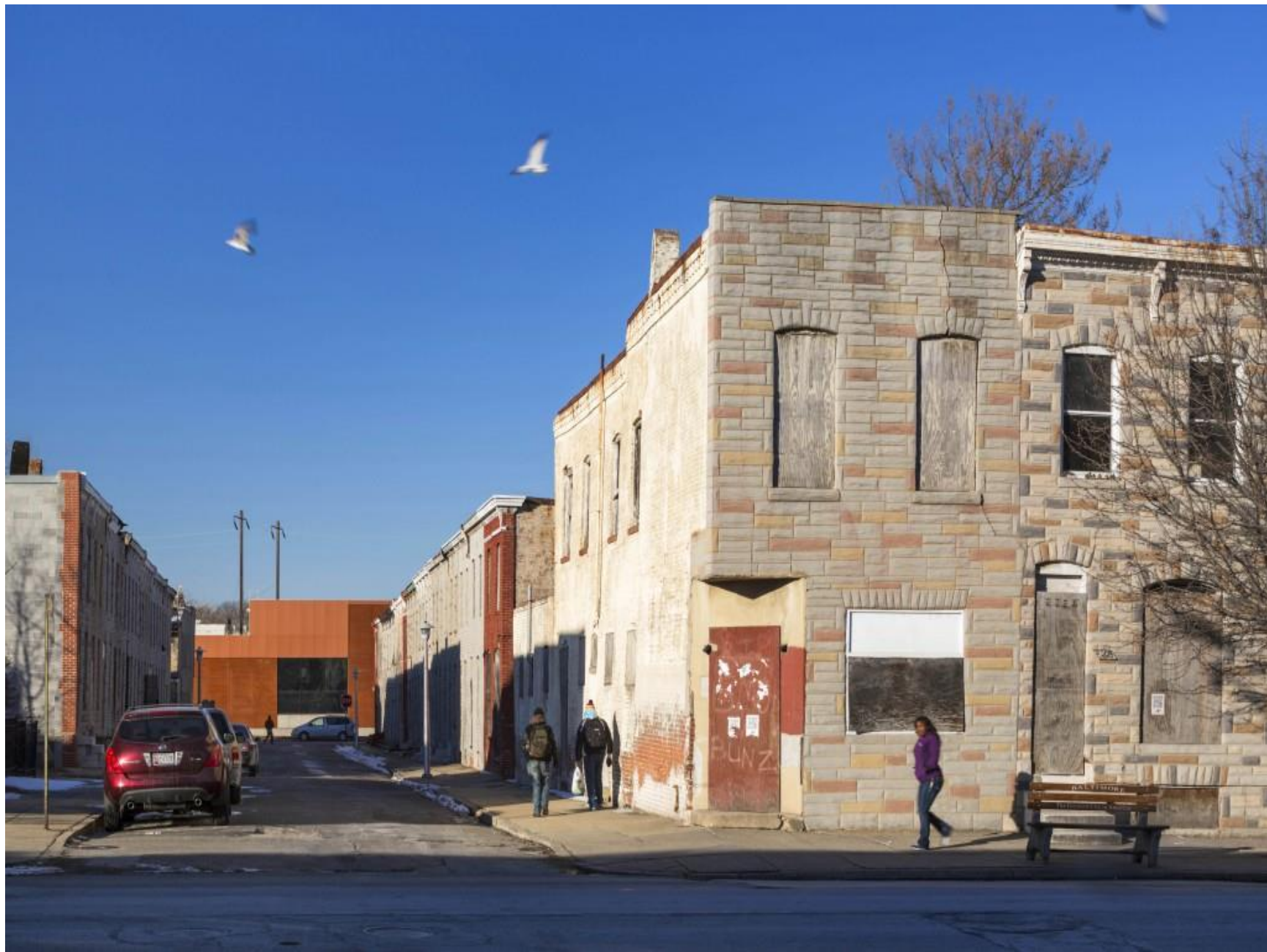










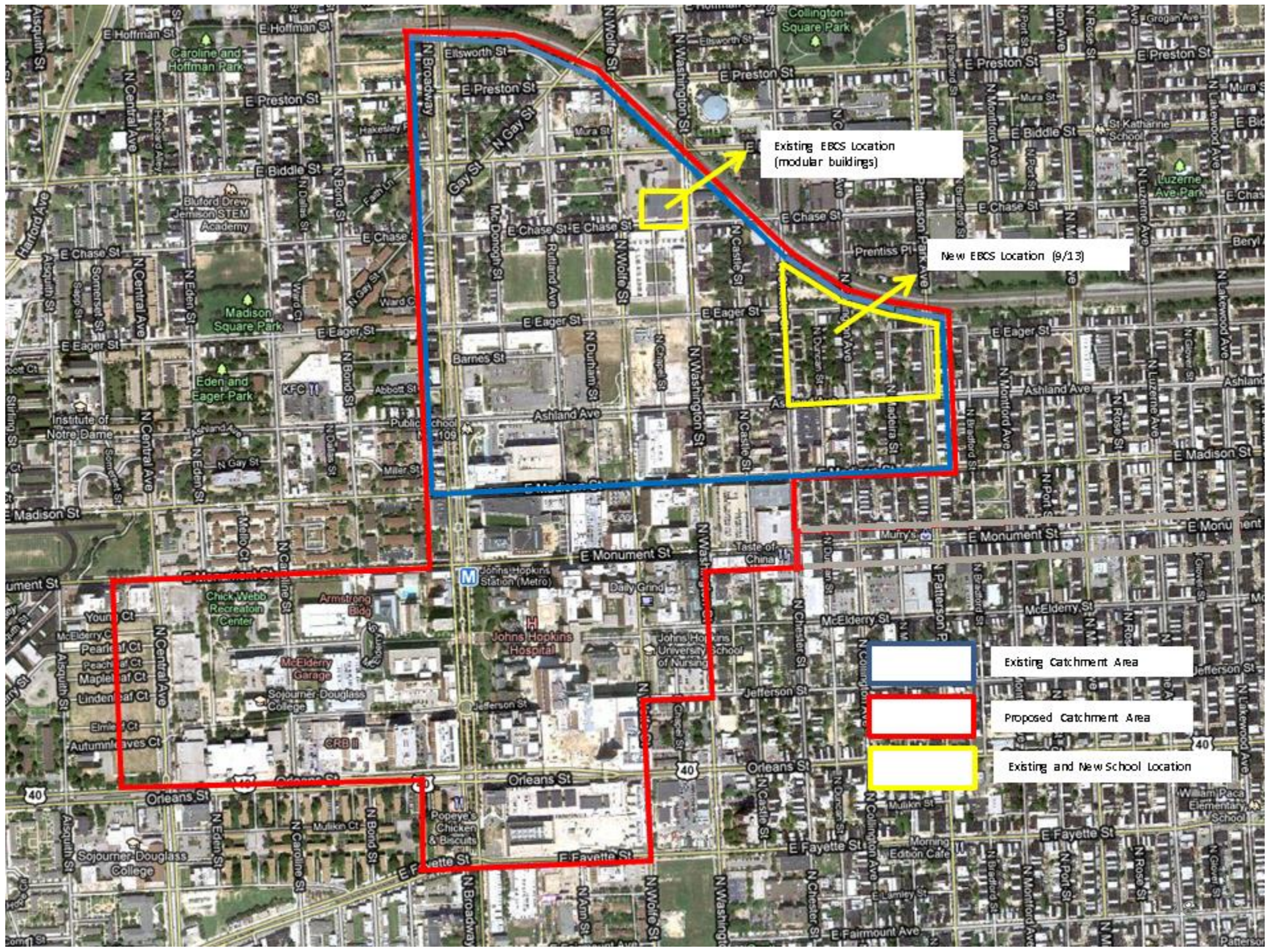












Existing EBRS Location  
(modular buildings)

New EBRS Location (9/13)

Existing Catchment Area

Proposed Catchment Area

Existing and New School Location



# Henderson Hopkins Funding Sources

City GO Bond	\$ 2,400,000
TIF	\$14,400,000
<u>State GO Bond</u>	<u>\$13,200,000</u>
JHU Loans & Grants	\$12,600,000
Weinberg Foundation	\$10,900,000
Casey Foundation	\$ 3,000,000
Other local foundations	\$ 700,000
<u>Gross NMTC Equity</u>	<u>\$13,500,000</u>
TOTAL	\$70,500,000



# **EBDI – PART 3 (ORGANIZATION)**

# EBDI Partners

- City of Baltimore
- State of Maryland
- Johns Hopkins University & Medical Center
- The Annie E. Casey Foundation
- The East Baltimore Community
- East Baltimore Elected Officials
- Maryland Business / Civic Leaders



# EBDI Responsibilities 2007

- Acquisition
- Relocation
- Infrastructure, Engineering, Demolition
- Real Estate Development
- Public Safety & Maintenance
- Master Plan Stewardship
- Family Advocacy
- Workforce Development
- Economic Inclusion
- EBCS School Operations
- Elev8 Baltimore (After School programs)
- Finance, Accounting Compliance
- Community Foundation

# EBDI Responsibilities 2014

- Acquisition
- Relocation
- Infrastructure, Engineering, Demolition
- Real Estate Development
- Public Safety & Maintenance
- **Master Plan Stewardship**
- Family Advocacy
- Workforce Development
- **Economic Inclusion**
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# EBDI Responsibilities 2017

- Acquisition
- Relocation
- Infrastructure, Engineering, Demolition
- Real Estate Development
- Public Safety & Maintenance
- Master Plan Stewardship
- Family Advocacy
- Workforce Development
- Economic Inclusion
- EBCS School Operations
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